

ORDINANCE NO. 04- 260

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING THE LOS ALTOS MUNICIPAL CODE BY REPEALING CHAPTER 14.78
OF TITLE 14 AND REPLACING IT WITH A NEW CHAPTER 14.78 PERTAINING TO
MULTIPLE FAMILY RESIDENTIAL, COMMUNITY FACILITIES
AND COMMERCIAL DESIGN REVIEW

The City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Chapter 14.78 of Title 14 of the Los Altos Municipal Code entitled "Design Review in Single-Family Districts" is hereby repealed and replaced with a new Chapter 14.78 entitled "Design Review – Multiple Family, Public and Community Facilities, Office and Administrative, and Commercial Districts":

14.78.010 Purpose.

The purpose of this chapter is to preserve and protect the character of the city and to enhance the aesthetic qualities of its multiple-family, public and community facilities, office and administrative and commercial districts by requiring design review of new structures and certain expansions of existing structures.

14.78.020 Requirement for Administrative Design Review.

No building permit shall be issued for any new main or accessory structure, or addition or alteration thereto, until such construction has received administrative design review approval by the city planner. Window replacements, reroofing and rooftop venting and exhausting equipment, and mechanical equipment are exempt from this requirement.

14.78.030 Requirement for Public Hearing Design Review.

A. In each of the following cases, no building permit shall be issued for property within an R-3, PCF, OA or C district until the proposed improvements have received design review approval by the city council pursuant to this chapter:

1. Any new main structure or accessory structure over five hundred (500) square feet.
2. Any expansion over five hundred (500) square feet to an existing main or accessory structure.
3. Whenever, in the opinion of the city planner, the construction or expansion of a main or accessory structure may be in conflict with the design review findings contained in Section 14.78.030 of this chapter.

B. Applications for design review shall be reviewed in the following manner:

1. The architecture and site review committee shall review the application at a public meeting. The architecture and site review committee shall limit their review to architectural and site planning issues, and shall forward a recommendation to the planning commission.
2. The planning commission shall review the application at a public meeting to consider the architecture and site review committee's recommendation and to review the application as a whole. The planning commission shall forward a recommendation to the city council.
3. The city council shall be the approving authority for applications for design review under this chapter.

C. A public meeting notice for the architecture and site review committee meeting, the planning commission meeting and the city council meeting shall be required. Notice of the meeting shall be given not less than ten days nor more than thirty days prior to the date of the meeting by mailing, postage prepaid, a notice of the time and place of the meeting to the applicant and to the recorded

legal owners of all properties within three hundred (300) feet of the boundaries of the site at the address shown on the last equalized assessment roll. The planning commission meeting shall also constitute a public hearing and a notice of that hearing shall be published in a newspaper of general circulation within the city.

D. Plans and applications for design review approval shall be filed with the planning division in such form as the city planner shall prescribe. The application shall be accompanied by the payment of a processing fee in such amount as established by resolution of the city council.

14.78.040 Design Review Findings.

In approving applications for design review approval under this chapter, the architecture and site review committee, the planning commission, and the city council shall make the following findings:

A. The proposal meets the goals, policies and objectives of the general plan and any specific plan, design guidelines and ordinance design criteria adopted for the specific district or area.

B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design.

C. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays, and balconies.

D. Exterior materials and finishes convey quality, integrity, permanence, and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades, and structural elements.

E. Landscaping is generous and inviting and landscape and hardscape features are designed to complement the building and parking areas and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial street tree canopy, either in the public right-of-way or within the project frontage.

F. Signage is designed to complement the building architecture in terms of style, materials, colors, and proportions.

G. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material, and detailing.

H. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing.

14.78.050 Expiration of Design Review Approval – Extensions.

A. Design review approvals granted pursuant to this chapter shall expire twenty-four months from the date on which the approval became effective, unless prior to such expiration date a building permit is issued for the improvements constituting the subject of the design review approval and construction thereof is commenced and prosecuted diligently toward completion.

B. Design review approvals may be extended for a period of time not exceeding twelve months. The application for extension shall be filed prior to the expiration date and shall be accompanied by the payment of a fee in such amount as established from time to time by resolution of the city council. Extensions of design review approval are contingent on the city planner finding that the project complies with all current zoning ordinance regulations.

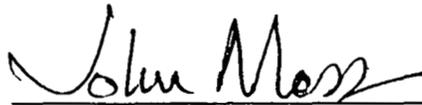
SECTION 2. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 3. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

SECTION 4. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on February 10, 2004 and was thereafter, at a regular meeting held on February 24, 2004 passed and adopted by the following vote:

Ayes: Cole, Packard, Casas, Lear, Moss
Noes: None
Absent: None



John Moss, Mayor

Attest:



Susan Kitchens, City Clerk